Data Centre Business Plan

Seine Colocation | Paris

DOCUMENT GUIDE

Contents

Seine Colocation | Planning illustration | Version 1.0 | 3 October 2026

This plan supports a gated funding decision for a proposed 600 kW Paris colocation facility. Operating demand and financing remain unverified. The financial group appears after the operating plan risks and evidence. EUR figures cover January 2027 to December 2029.

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01 / BUSINESS

Executive summary

Fund a gated Paris colocation project

Operating decision

Seine Colocation is a proposed carrier-neutral leased-premises data centre in the Paris region, selling 10 kW committed-power blocks. Phase one supplies 600 kW of sellable IT capacity; a second phase adds 400 kW in January 2029. This is a planning illustration for sponsors and lenders. No site, customer, contractor, founder biography or financing has been secured.

Evidence and implementation

The investment decision depends on an executable grid connection, suitable permitted premises, supplier bids, a commissioning programme and paid commercial validation. National rates and public competitor locations establish context rather than occupancy. The funding and financial conclusions below use the same verified EUR model for January 2027 to December 2029.

Financial decision

Proposed funding is €13 million: €10 million equity and €3 million debt. Base 2027 revenue €268,400 and net loss (€1,850,462); 2029 revenue €2,812,420 and net loss (€794,619). Base minimum cash €277,374; Downside funding shortfall €3,017,302. Positive later EBITDA does not repay capital or establish financeability. Obtain extended debt coverage and fund VAT and occupancy stress before committing phase two.

02 / BUSINESS

Business details

Physical colocation with bounded service obligations

Operating decision

A French SAS is the proposed operating entity, subject to counsel and sponsor choice. The business leases an industrial shell and owns electrical distribution, UPS, cooling, security and monitoring assets. Customers own and administer their servers. Revenue begins July 2027 after commissioning and acceptance; the model funds paid staff and premises before trading.

Evidence and implementation

Contracts reserve a stated IT power allocation and cabinet space with metered limits. No cloud compute, software resale, hyperscale campus, property acquisition or speculative AI liquid-cooling revenue is forecast. Those require additional assets, permissions and engineering validation.

03 / BUSINESS

Business concept and objectives

Sell dependable capacity within a funded envelope

Operating decision

Provide regional enterprises and IT service firms a physically accessible Paris deployment with clear power limits and accountable incident communication. The objective is to validate a 600 kW phase before committing incremental capacity. Reliability is a design and test objective rather than an awarded Tier certificate.

Evidence and implementation

Opening gates require power, occupancy permissions, financing and witnessed commissioning. Monthly controls measure committed kW, measured IT load, incident duration, receivables and thirteen-week cash. Expansion requires forecast cash and contractual orders sufficient to cover its capital and fixed overhead.

04 / BUSINESS

Business model canvas

Match recurring contracts with capital and power

Operating decision

Customers buy 10 kW power blocks and paid installation acceptance. The planned monthly EUR 2,500 net block charge includes an energy allowance under the assumed draw and tariff. Prices are hypotheses, not market quotes. Partners include landlord, grid supplier, carriers, electrical/cooling contractors and qualified incident support.

Evidence and implementation

Key resources are permitted space, commissioned power and cooling, paid personnel and operating procedures. Activities include access control, environmental monitoring, planned maintenance and acceptance. Capital, payroll, electricity and debt constrain growth. Renewals and carrier relationships are proposed channels; no pipeline is observed.

Seine Colocation business model canvas

Partners Landlord grid carriers plant contractors and advisers.	**Activities** Accept installations monitor plant maintain and control access.	**Value** Bounded Paris physical deployment and incident responsibility.
Relationships Technical tours acceptance and monthly service reviews.	**Segments** Enterprises and IT firms needing 10 to 50 kW.	**Resources** 600 kW sellable power skilled rota plant and records.
Channels Founder sales IT partners and scope-specific procurement.	**Costs** Capital payroll electricity premises insurance and debt.	**Revenue** Monthly 10 kW blocks and installation acceptance.

Authored business-specific planning diagram. Unobserved demand and performance remain targets.

05 / BUSINESS

SWOT and longer term goals

Finite power inventory creates a clear promise

Operating decision

Strengths are a simple power-block offer and phased capacity. Weaknesses are an unproven brand, substantial fixed payroll, capital intensity and a single site. No certification, prior operating record or guaranteed uptime strengthens this plan because none exists.

Evidence and implementation

Paris public competitor locations demonstrate alternatives [S3]. An opportunity hypothesis is buyers requiring local physical access and a bounded deployment. Grid delays, established incumbents, price pressure and energy repricing threaten cash. Do not launch another site until the first has contracted retention, tested resilience and funded capital.

Factor	Business implication
Strength	Clear 10 kW inventory; unproven operating record
Weakness	Single site high fixed costs unquoted capex
Opportunity	Regional buyer demand to validate
Threat	Grid outage incumbent rivalry energy repricing

Planning assumptions; S3 provides competitor location context only.

06 / BUSINESS

TOWS strategy matrix

Convert weaknesses into launch gates

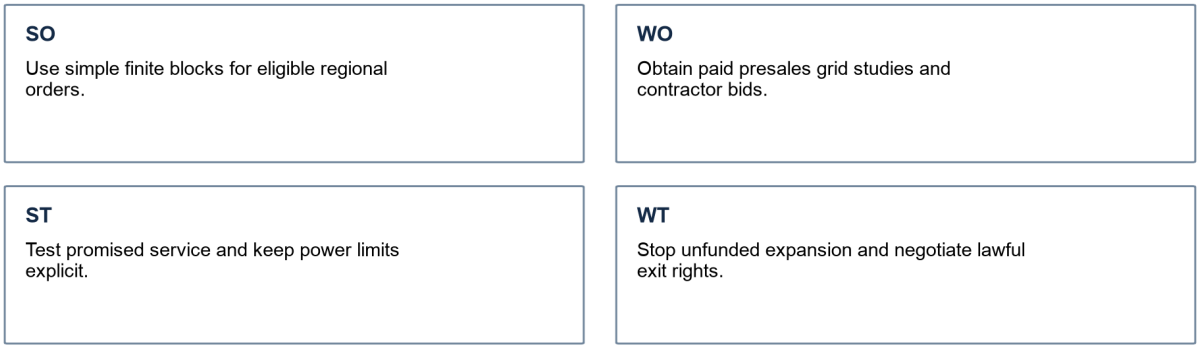
Operating decision

SO: use transparent 10 kW inventory for small enterprise and service-provider contracts. WO: obtain presales, grid studies and competitive capital bids before committing the lease and assets. Do not use unvalidated enthusiasm as evidence of demand.

Evidence and implementation

ST: compete on defined scope, access and measured service delivery; decline unsupported availability guarantees. WT: retain a staged capital stop, fund delayed occupancy and secure exit rights. A negative case cash balance requires approved finance or fewer obligations, never an automatic balancing draw.

TOWS actions from the SWOT



Authored business-specific planning diagram. Unobserved demand and performance remain targets.

07 / BUSINESS

Owner and management

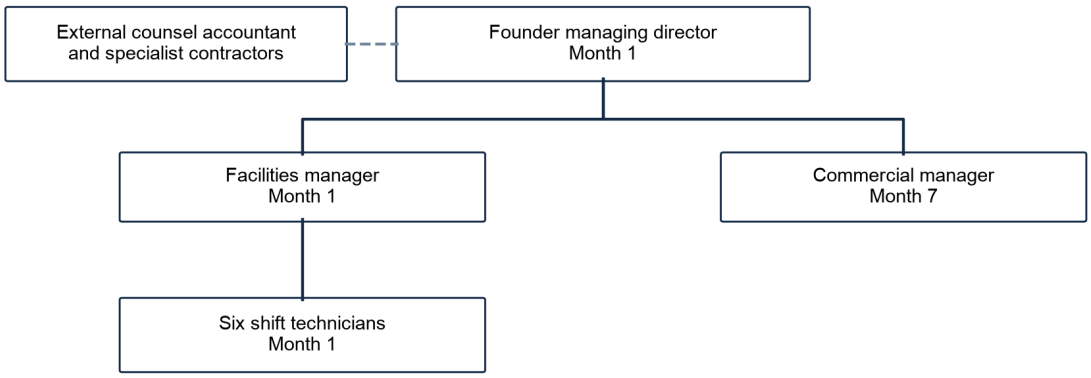
Separate engineering accountability and payment approval

Operating decision

The founder managing director approves capital, contracts and cash. A facilities manager reports to the founder from month one and leads six shift technicians. A commercial manager starts month seven and reports to the founder. External counsel, accountant, specialist engineers and contracted security support advise through dashed external reporting lines.

Evidence and implementation

The founder does not substitute for competent electrical authorisation. Two-person authorisation controls high-risk changes and maintenance permits. Separate invoice preparation and payment approval; reconcile banks monthly. Escalate safety, facility outage and liquidity exceptions immediately.



Authored business-specific planning diagram. Unobserved demand and performance remain targets.

08 / BUSINESS

Owner and key personnel profiles

Recruit against operating requirements

Operating decision

The founder role requires infrastructure contract, financing and service-management capability. Facilities manager recruitment requires relevant electrical/mechanical operation experience and commissioning oversight. Six technicians require safe work, alarm response and access-control skills. These are selection criteria; no credentials or appointments are claimed.

Evidence and implementation

Commercial recruitment requires complex service sales and honest SLA negotiation. Check references, work samples and necessary authorisations before access to production systems. Retain external technical specialists for independent tests and regulated work rather than treating them as unpaid employees.

09 / BUSINESS

Target customers

Serve bounded regional workloads

Operating decision

Initial targets are Paris-region enterprises and managed service providers requiring 10 to 50 kW deployments with physical access and clear handoff to their own IT team. Buyers needing national network reach, data residence or a second site may fit, but France location alone does not establish legal compliance or disaster recovery.

Evidence and implementation

Exclude single hyperscale tenants, guaranteed high-density AI cooling and regulated healthcare hosting without required eligibility. Customer hardware power profiles must fit the approved design. No customer names, signed orders or addressable-spend totals are supplied.

10 / BUSINESS

Segmentation targeting and positioning

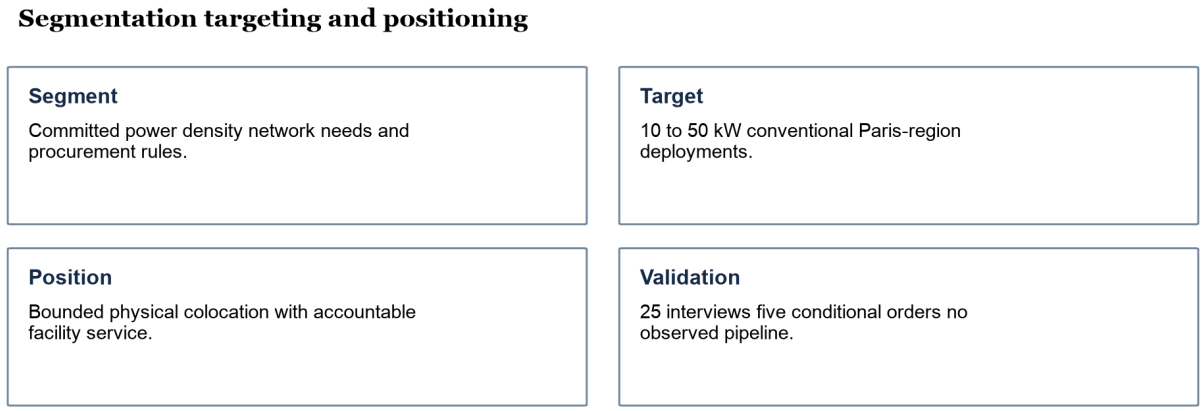
Target by power need and deployment risk

Operating decision

Segment by committed kW, cabinet density, network routes, service window and procurement qualification. Prioritise buyers with conventional air-cooled loads, 10 to 50 kW requirements and a feasible Paris operations need. Quantities in the model are contract-block equivalents, not the number of corporate accounts.

Evidence and implementation

Position as a bounded physical colocation offer with accountable facility operation and explicit limits. The model permits multiple blocks per buyer, so customer concentration must be tracked separately after actual contracts exist. Test willingness to pay and required certifications before scaling the funnel.



Authored business-specific planning diagram. Unobserved demand and performance remain targets.

11 / BUSINESS

Value proposition canvas

Address facility work the customer cannot safely absorb

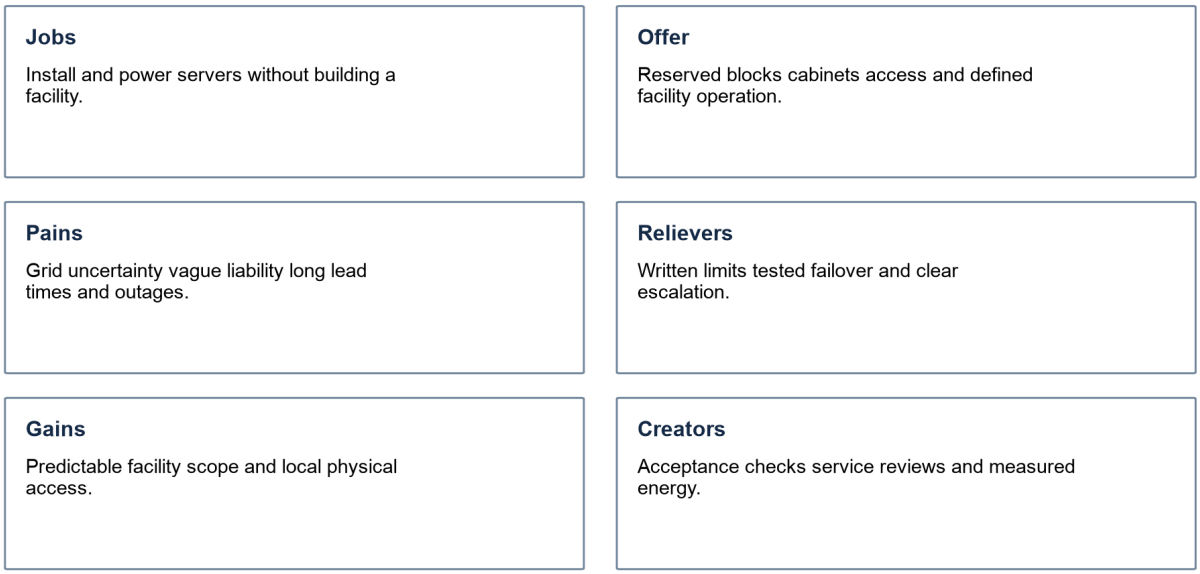
Operating decision

Jobs are installing servers, obtaining power and cooling, maintaining physical security and responding to environmental failure. Candidate pains include uncertain grid capacity, long build lead times, vague service exclusions and inaccessible facilities. These remain interview hypotheses.

Evidence and implementation

The offer combines reserved power, controlled cabinets, acceptance checks, monitored environment and defined incident communications. Gains would be predictable facility responsibilities and avoided self-build effort. Customer-managed software, backup and cyber recovery remain outside scope unless separately contracted and priced.

Value proposition canvas



Authored business-specific planning diagram. Unobserved demand and performance remain targets.

12 / BUSINESS

Market size and trends

Separate geography from a measured market

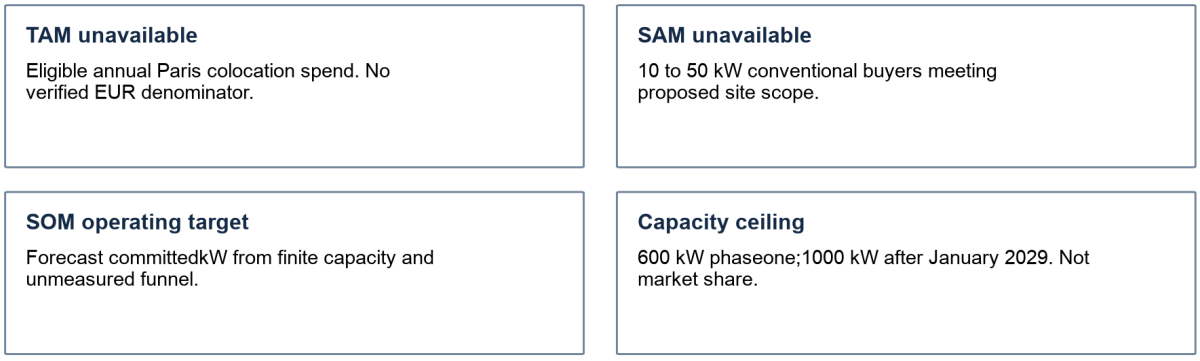
Operating decision

TAM is annual eligible colocation spending in the Paris region during 2027; SAM narrows it to 10 to 50 kW conventional deployments meeting the proposed site and certification scope. No independent euro denominator or buyer count has been verified. Public Digital Realty Paris locations demonstrate supply and rivalry [S3], not total demand.

Evidence and implementation

SOM is the modelled operating capture within 600 kW initially and 1,000 kW after phase two. The scope chart shows capacity and forecast utilisation separately from unavailable TAM and SAM. Neither committed capacity nor forecast revenue is a verified market-share percentage.

2027 Paris market scope and capacity



Authored business-specific planning diagram. Unobserved demand and performance remain targets.

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PESTLE analysis

Six external forces inform capital decisions

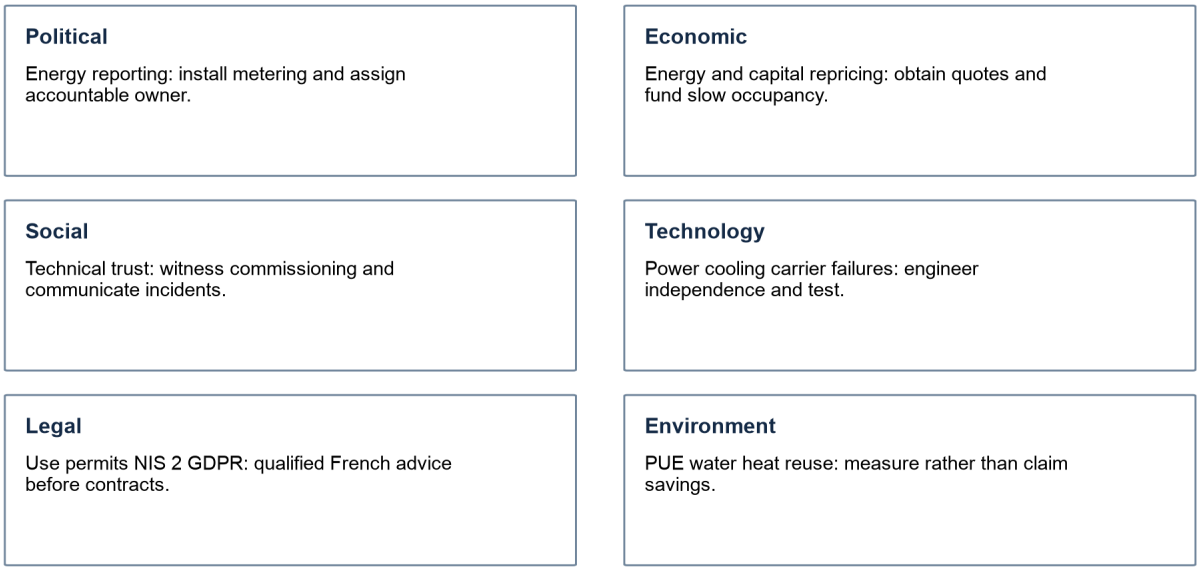
Operating decision

Political: energy performance reporting needs records and accountable ownership [S4, S5]. Economic: electricity and financing rates affect margins and cash. Social: buyers require trust and incident transparency; survey their actual procurement expectations.

Evidence and implementation

Technology: UPS, cooling and connectivity failure domains need test evidence. Legal: permits, lease use, GDPR and NIS2 scope require French advice [S6, S7]. Environmental: measure energy, water and heat reuse opportunities. No renewable procurement, water saving or heat-reuse contract is asserted.

PESTLE and operating responses



Authored business-specific planning diagram. Unobserved demand and performance remain targets.

14 / BUSINESS

Local demand and evidence

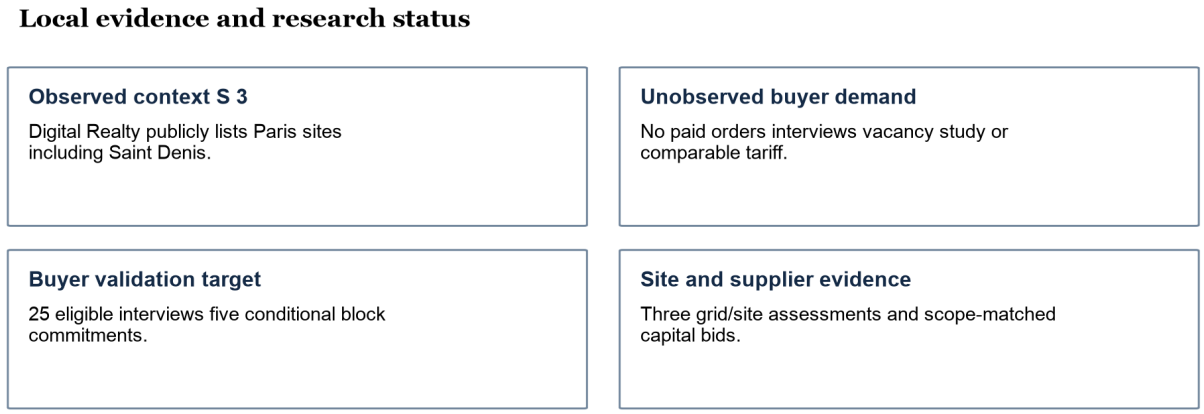
Obtain paid buyer evidence before capital lock-in

Operating decision

Digital Realty publicly identifies Paris facilities including Saint Denis and Aubervilliers [S3]. This establishes a competitive local ecosystem. It does not prove a supply shortage, switching intent, our achievable price or occupancy. No local customer interviews, presales or measured vacancy data were supplied.

Evidence and implementation

Research target: interview 25 eligible organisations across enterprise and service-provider segments, collect five conditional block commitments, and obtain at least three site/grid assessments. Record refusals, certifications, price scope and decision timing. Replace the unmeasured qualified-block funnel with signed timing when available.



Authored business-specific planning diagram. Unobserved demand and performance remain targets.

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Competitors and positioning

Established operators set a demanding service benchmark

Operating decision

Digital Realty is a named Paris alternative [S3]; buyers may also consider other established colocation operators, internal server rooms and public cloud. Public locations and published service scope are evidence; customer ratings and comparable price quotations have not been obtained.

Evidence and implementation

Seine does not claim cheapest, greener or better uptime. Positioning must survive scope-matched requests for cabinet capacity, power allocation, consumption billing, cross-connects, access and credits. Maintain a bid register showing quote date, contract term and tax treatment before setting final price.

16 / BUSINESS

Porter five forces

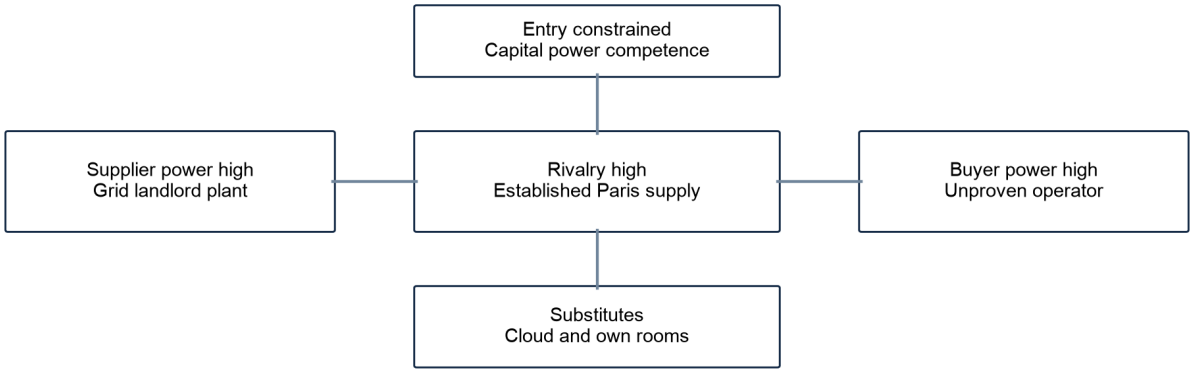
Power and capital determine bargaining exposure

Operating decision

Rivalry is high because established Paris operators offer relevant alternatives. Supplier power is material where grid access, landlord use and specialist electrical capacity are scarce. Buyer power is high for an unproven operator; concentration can also create renewal risk.

Evidence and implementation

Entry requires capital, power and competent commissioning, while substitutes include cloud and self-hosting. Responses are presales, multi-route carrier assessment, maintainable equipment, credit controls and honest SLA limits. The diagram centres rivalry with the four other forces; qualitative judgments are analyst interpretations, not survey scores.



Authored business-specific planning diagram. Unobserved demand and performance remain targets.

17 / BUSINESS

Strategy canvas

Compare proposed scope without invented ratings

Operating decision

The planned offer includes conventional colocation, reserved 10 kW blocks, controlled physical access and installation acceptance. It excludes managed applications, unrestricted high density, unlimited energy and unearned certifications. Public incumbent colocation, cloud and a customer server room address different jobs.

Evidence and implementation

The scope canvas uses included and excluded offer factors rather than subjective numeric quality scores. The customer must compare full contract cost and failure responsibility. Additional services require a capacity and financial revision rather than free incremental revenue.

Factor	Seine proposed	Incumbent colocation	Own room
Reserved physical power	Included	Colocation scope	Own design
Customer server admin	Customer	Customer/partner	Customer
Managed application	Excluded	Separate scope	Own staff
Energy consumption	Allowance and limit	Quote-specific	Utility cost
Unrestricted AI density	Excluded	Site-specific	Own upgrade

Authored business-specific planning diagram. Unobserved demand and performance remain targets.

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Location and premises

Grid and permitted use precede lease commitment

Operating decision

Planning footprint is 1,800 square metres in the outer Paris region, with a EUR 12,000 net monthly lease allowance. No address or landlord quote is secured. The site must support independent network entrances, electrical rooms, heat rejection, delivery access and safe circulation.

Evidence and implementation

Obtain written grid connection capacity and energisation dates, planning/fire approval, landlord consent, environmental/noise assessment and insurance eligibility. A 600 kW IT load at 1.35 PUE implies approximately 810 kW facility load at full IT load before reserve design. Engineers must size maximum draw and N+1 or other redundancy separately.

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Equipment and resource plan

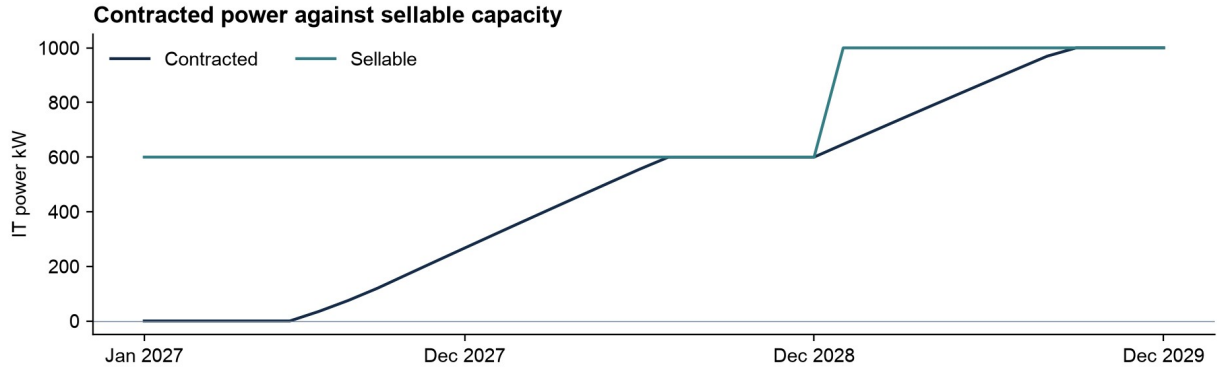
Capital buys power and cooling rather than customer servers

Operating decision

Initial EUR 6 m net comprises 60 sellable blocks at EUR 85,000 plus EUR 900,000 shared electrical, cooling, security and monitoring systems. This is a budget proxy, not detailed engineering. Customer servers are excluded. EUR 3 m net phase two assumes 40 blocks at EUR 85,000 less EUR 400,000 shared infrastructure already purchased.

Evidence and implementation

Ten-year book life is a simplifying weighted component proxy with zero residual. The site and systems are assumed commissioned before January 2027; January to June funds operational readiness and sales validation. Preopening EUR 800,000 includes earlier design, commissioning, payroll and financing cost allowances. Quotes must replace this scope and timing before approval.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.

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Colocation product strategy

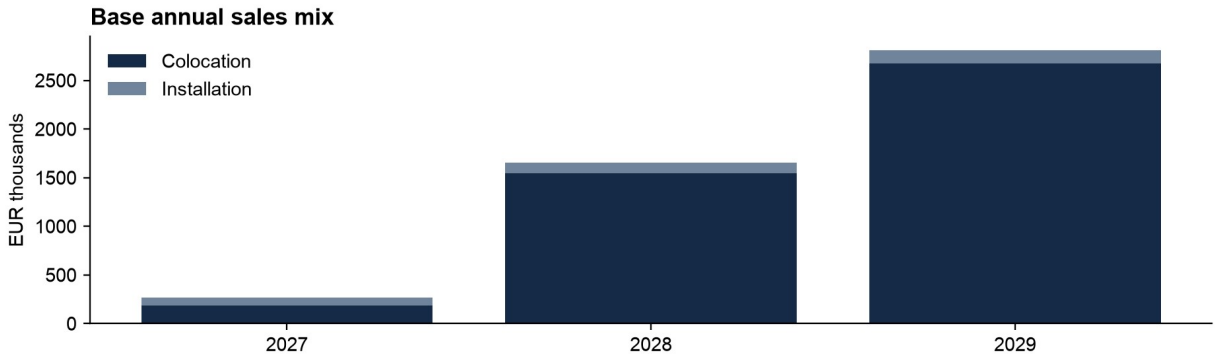
Define cabinet and power commitments together

Operating decision

One commercial unit is a 10 kW committed IT power block with cabinet space within the engineered density limits. The initial 60 blocks supply 600 kW; phase two adds 40 and raises sellable power to 1,000 kW. Block commitments cannot exceed installed sellable capacity.

Evidence and implementation

EUR 3,000 net installation is recognised on accepted setup. Customers administer servers, backups and applications. Cross-connect resale, remote-hands extras and liquid cooling are excluded from forecast revenue. Consumption above the contracted allowance requires repricing and engineering review.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.

21 / BUSINESS

Pricing and block economics

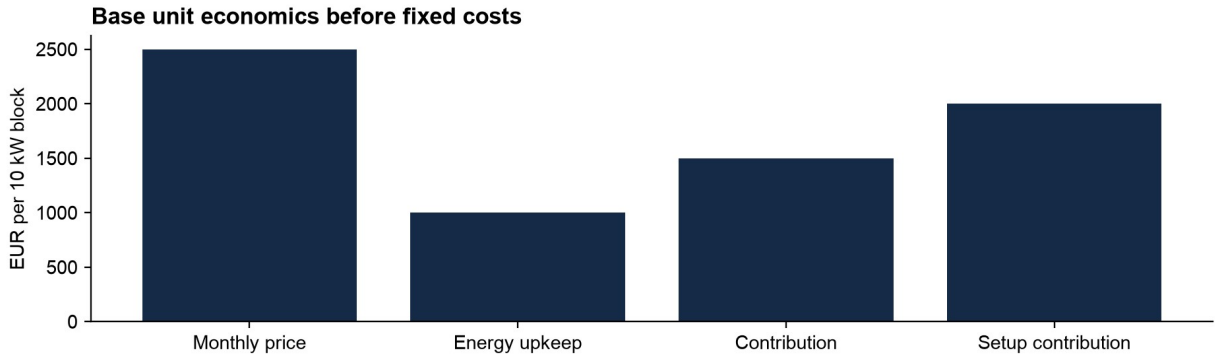
Price includes an explicit energy envelope

Operating decision

Base price is EUR 2,500 net per 10 kW block monthly and EUR 3,000 installation. With assumed 20% domestic VAT, invoice amounts are EUR 3,000 and EUR 3,600 [S1]. Annual price increase is 2%; no observed price quote supports these values.

Evidence and implementation

Variable energy uses 10 kW ×65% average draw ×730 planning hours ×1.35 PUE ×EUR 0.13/kWh =EUR 832.72 per month; variable upkeep EUR 167.28 brings total EUR 1,000. Recurring contribution is EUR 1,500 before fixed payroll, premises, idle power, debt and capital. Electricity exceeding the allowance reduces margin; a future metered pass-through contract would require a separate revenue/cost build.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.

22 / BUSINESS

Competitor price comparison

A quotation register replaces false price precision

Operating decision

No comparable Paris price quote has been verified. The proposed all-in block price cannot be called cheaper than a per-kW offer excluding power, cross-connects or setup. The public operator source confirms location and service context only [S3].

Evidence and implementation

Request quotes for exactly 10 kW committed power, agreed draw, cabinet count, access, term, energy, installation and credit rules. Normalise net recurring charges and one-off cash separately. The matrix below displays pending evidence instead of invented competitor values.

Scope	Price evidence
Seine 10 kW block	EUR 2500 net/month assumed; energy allowance
Digital Realty Paris S3	Comparable price unavailable quotation needed
Installation	EUR 3000 net proposed; scope-specific benchmark pending

Planning assumptions; S3 provides competitor location context only.

23 / BUSINESS

Brand and customer experience

Publish promises that the facility can fulfil

Operating decision

Use plain capacity, access, energy and incident terms. Commissioning reports and physical tours should support technical buyer diligence. Do not display Tier, ISO, HDS or carbon-neutral logos without awarded evidence and scope.

Evidence and implementation

Document visitor identity, escort rules, equipment moves and incident communications. Report environmental alerts promptly and apply contractual credits only under agreed terms. Customer satisfaction and uptime observations become evidence after operations begin, not assumed achievements.

24 / BUSINESS

Sales channels and process

Qualified block opportunities are unmeasured inputs

Operating decision

Founder-led enterprise outreach, local IT service partners and technical tours feed procurement. Base first sales are July 2027 from 14 qualified block opportunities, 25% conversion and two additional opportunities per month. Up to five blocks can be accepted monthly. These expected fractional portfolios are modelling devices.

Evidence and implementation

Each offer requires measured equipment power, cabinet layout, network needs, credit check, legal scope and an acceptance date. Signed starts should replace aggregate conversion once known. Keep block units separate from account counts and prevent sales from overselling committed capacity.

25 / BUSINESS

Launch marketing

Spend tests hypotheses rather than guaranteeing orders

Operating decision

Base ongoing marketing is EUR 2,500 net monthly; EUR 100,000 of the EUR 800,000 preopening expense envelope is planned for buyer trials and launch preparation. No booked attendance or partner referrals are claimed.

Evidence and implementation

Use technical briefings, site tours and scope-specific quotations. Track qualified block requests, conditional commitments, procurement delay and rejection reasons. Avoid broad consumer advertising for an infrastructure procurement decision. Review spending against funded cash and signed demand monthly.

26 / BUSINESS

Retention and ongoing sales

Capacity renewal requires service and credit discipline

Operating decision

Base model loses 0.5% of opening blocks monthly and replaces them through the same acquisition build; Downside churn is 1.2%. These are unmeasured expected losses. Customer account concentration and multi-year renewal dates are unavailable and must be added when contracts exist.

Evidence and implementation

Facilities and commercial managers review incident experience, power consumption and renewal intentions. Restrict service credits and discounts to approved terms. Monitor aged receivables and a 13-week cash forecast; credit enforcement must preserve lawful access and safety responsibilities.

27 / BUSINESS

Daily operations and suppliers

Control high-risk work and monitor environmental limits

Operating decision

A paid shift rota monitors power, cooling, security and alarm escalation. Daily checks cover environmental readings, access logs, maintenance permits and capacity commitments. Customer software administration remains outside scope.

Evidence and implementation

Qualified contractors handle regulated electrical work and major plant repair. Obtain parts availability, call-out terms, warranties and preventative maintenance bids. Fixed idle power and maintenance EUR 7,000 net monthly is separate from per-block consumed energy; phase two adds EUR 4,000 before annual inflation. Avoid counting these costs again in variable upkeep.

28 / BUSINESS

Sustainability practices

Measure PUE and heat options without unearned claims

Operating decision

The 1.35 PUE and 65% average IT draw are planning assumptions, not measured facility performance. Meter IT and total facility electricity and water where applicable. Assess heat reuse with actual district demand and engineering bids; no heat-sale income is forecast.

Evidence and implementation

A 600 kW installed IT facility falls within the EU reporting threshold of at least 500 kW [S4]. Prepare reporting ownership and data collection with the current guidance [S5]. Renewable certificates, carbon savings and water efficiency require evidence and boundary definitions before public statements.

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Staffing and training

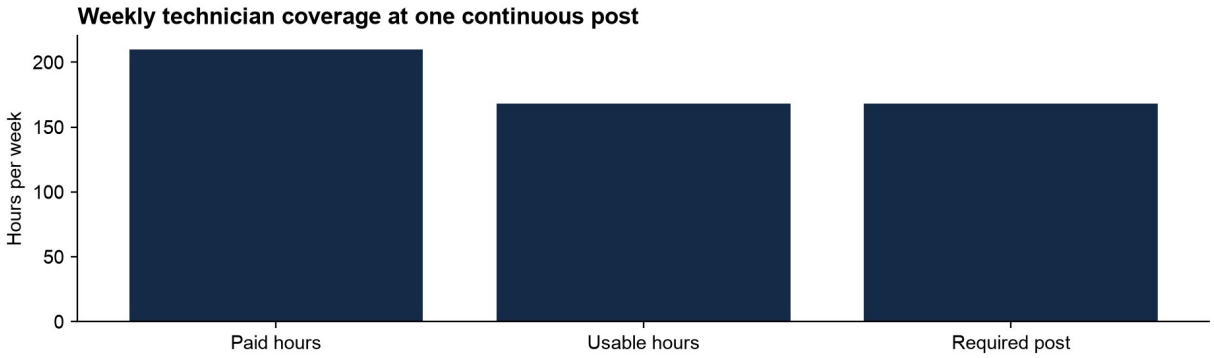
Eight paid roles rise to nine at first sales

Operating decision

Founder, facilities manager and six technicians start in month one. Commercial manager starts month seven. Gross monthly Base pay is EUR 7,000 founder, EUR 6,000 facilities manager, EUR 5,500 for each technician and EUR 5,000 commercial manager. Employer load is a 45% budget allowance, not a statutory rate.

Evidence and implementation

Six technicians ×35 paid hours =210 weekly hours; after 20% leave/training/absence allowance this supplies 168 hours, exactly one continuously staffed post. There is no slack or two-person continuous coverage. At 30% absence the native stress supplies 147 hours and leaves a 21-hour weekly shortfall; seven technicians at 20% absence supply 196 hours, adding 28 hours cover but reducing cash. A contracted relief/emergency rota must be obtained within the professional-support budget, or headcount and the model must increase before any continuous service promise.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.

30 / BUSINESS

Staff skills and fair work

Use lawful shifts and independent competence checks

Operating decision

Technicians require safe operation, alarm triage, permit controls, access handling and clear escalation. Facilities manager must manage commissioning, load tests and maintenance. No named employee or verified qualifications are supplied.

Evidence and implementation

French working time, rest, night work, collective agreement, leave and employer contribution treatment require local payroll advice. The staffing capacity calculation uses 35 hours as a planning convention. Do not depend on unpaid founder shifts or continuous overtime; obtain lawful cover before launch.

31 / BUSINESS

Legal and insurance requirements

Resolve use safety and data obligations before trading

Operating decision

French counsel must review entity, beneficial ownership, lease use, construction/environmental/fire permissions, electricity agreements, regulated work and customer liability. Assess NIS2 scope and current French implementation against ANSSI guidance [S6]; future legal treatment is not inferred from a generic page.

Evidence and implementation

GDPR applies where visitor and contact data are processed [S7]; define access logs, lawful basis and retention. No managed IT processing is assumed but contracts must match actual service. Obtain property, public liability, professional and business-interruption offers. EUR 2,500 monthly insurance is unquoted. Normal corporation tax 25% and domestic VAT 20% are forecast inputs [S1, S2].

32 / BUSINESS

Opening roadmap

Evidence closes each gate

Operating decision

Before January 2027: sponsor obtains connection and use rights, detailed bids, funds and independent commissioning. This assumes the EUR 6 m asset is ready before the financial horizon; no physical construction schedule is proved. January to June are paid readiness and commercial validation months.

Evidence and implementation

July 2027 first acceptance is an assumption. Commercial hire starts then, while core staffing already costs cash. Phase two enters service January 2029 with EUR 3 m net capex and increased fixed upkeep. If permits or sales delay, reset capex, staffing and revenue together; calendar dates do not authorise unsafe operation.

Gate	Accountable lead	Evidence needed
Site/power	Founder specialist engineer	Use rights connection timetable and permits
Funding	Founder lender	Approved funds plus delayed VAT stress
Commissioning	Facilities manager	Witnessed power cooling alarm access tests
Launch	Founder commercial	Signed eligible acceptance and safe lawful rota
Phase two	Founder facilities	Funded orders capex bids and engineering

Planning assumptions; S3 provides competitor location context only.

33 / BUSINESS

Risks and management actions

Capital and electricity expose the fixed funded case

Operating decision

Downside retains staffing and phase-two commitment while delaying first sales, reducing conversion, raising churn and energy/capital cost. This tests contractual exposure rather than prudent automatic cost reduction. The model holds proposed equity and debt constant in all cases.

Evidence and implementation

Grid delay, permitting failure, commissioning defects, outage, energy repricing, buyer concentration and liquidity require accountable gates. Stop new commitments if forecast funds are insufficient. Negative cash represents an unresolved need; no extra borrowing, grant, heat income or balancing equity is invented.

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Research and evidence

Primary sources support limited traceable claims

Operating decision

Sources were reviewed 3 October 2026. S1 French tax authority normal VAT, S2 corporation tax, S3 operator Paris locations, S4 EU reporting regulation, S5 Commission reporting guidance, S6 ANSSI NIS2 guidance, S7 Commission data protection. Full URLs are retained below and in the workbook and research JSON.

Evidence and implementation

Primary sources do not establish our prices, tariffs, employer loading, capex, site, demand or financing. TAM and SAM remain unquantified. Research targets, founder criteria and technical performance targets are clearly proposals. Recheck rates and laws before the assumed 2027 launch.

Source register

S1 French normal VAT 20%
https://www.impots.gouv.fr/international-professionnel/fiscalite-des-entreprises

S2 French corporation tax 25%
https://www.impots.gouv.fr/international-professionnel/impot-sur-les-societes

S3 Digital Realty Paris locations
https://www.digitalrealty.com/fr/data-centers/emea/paris

S4 EU data-centre performance reporting
https://eur-lex.europa.eu/eli/reg_del/2024/1364/oj?locale=eng

S5 European Commission reporting guidance
https://energy.ec.europa.eu/topics/energy-efficiency/energy-efficiency-targets-directive-and-rules/energy-efficiency-directive/energy-performance-data-centres_en

S6 French NIS2 guidance ANSSI
https://monespacenis 2.cyber.gouv.fr/

S7 GDPR official requirements
https://commission.europa.eu/law/law-topic/data-protection_en

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Quotes and assumptions

Replace budget proxies before investment

Operating decision

No landlord, grid, construction, equipment, energy, insurer or lender offers are secured. Major inputs are 600 kW initial capacity, 1.35 PUE,65% draw, EUR 0.13/kWh tariff, EUR 6 m net startup assets and EUR 3 m expansion. None is an observed result or certified engineering design.

Evidence and implementation

Keep dated quotes with scope, tax, availability, deposit, minimum commitment and exit terms. Update retained JavaScript and reverify model, figures and Word together after any change. The three-case workbook uses live formulas; this Word plan and exported results are captured version 1.0 snapshots.

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Startup costs and funding

Proposed funding is fixed across cases

Financial interpretation

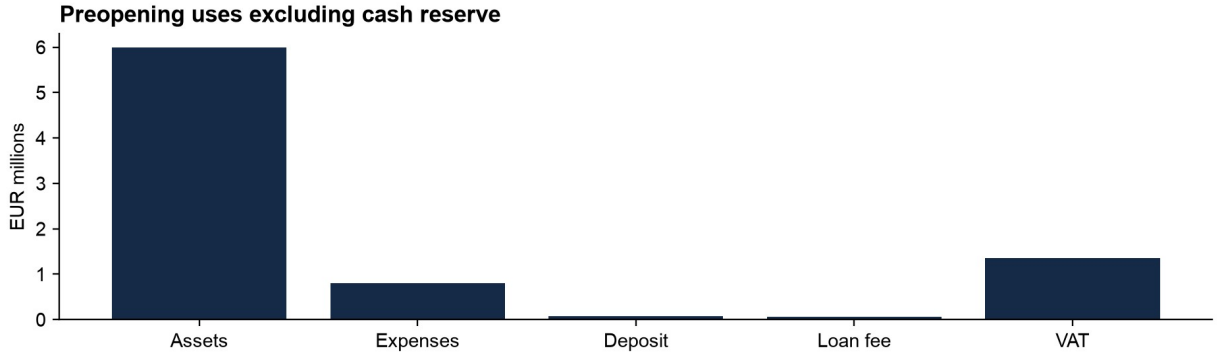
Proposed equity €10,000,000 plus loan €3,000,000 funds €8,292,000 preopening cash uses and leaves €4,708,000 opening cash. No sponsor, lender or committed facility exists. Base minimum cash is €277,374; Downside requires €3,017,302 additional funds.

Basis and open evidence

The reserve is funding held in cash, not a second expense. Upfront asset cash includes VAT; recovery is delayed until model month 3 Base and 9 Downside, then monthly net refunds are assumed. Native no-refund stress produces a minimum cash deficit of EUR 1,072,465, which needs explicit funding even though Base is cash positive. Actual approval may be later or unavailable. Do not approve the second phase without funded slow occupancy and recovery risk.

Source or use	EUR
Proposed equity	€10,000,000
Proposed debt	€3,000,000
Total cash uses	€8,292,000
Opening operating cash	**€4,708,000**

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.

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Itemized startup costs

Separate capital VAT expenses and the reserve

Financial interpretation

Initial assets are EUR 6 m net: 60 blocks at EUR 85,000 plus EUR 900,000 shared systems. Preopening expenses EUR 800,000 comprise EUR 200,000 design/advisers, EUR 250,000 commissioning/tests, EUR 250,000 earlier payroll and financing, and EUR 100,000 launch work. EUR 60,000 arrangement fee is separate. No bids or detailed construction cash schedule exist.

Basis and open evidence

The asset is assumed commissioned before January 2027; earlier build-period payroll and interest allowances are included within expenses. Refundable deposit EUR 72,000 has no VAT assumed. Phase-two EUR 3 m net enters January 2029, separately from preopening. Its EUR 400,000 shared-system reuse credit is an unquoted scope assumption, not salvage proceeds.

Preopening item	EUR
Commissioned fixed assets net	€6,000,000
Preopening expense net	€800,000
Refundable deposit	€72,000
Loan fee	€60,000
Input VAT cash	€1,360,000
Total startup cash uses	**€8,292,000**

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.

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Owner personal survival budget

Household facts are not supplied

Financial interpretation

Illustrative monthly spending EUR 4,000 comprises housing EUR 1,900, food/utilities EUR 1,000, transport/insurance EUR 600 and dependants/debt/savings EUR 500. No reliable outside income is assumed. This is a stress budget, not a founder biography.

Basis and open evidence

Founder gross EUR 7,000 gives EUR 4,340 net using a 62% planning take-home share and EUR 340 headroom. Actual French personal tax/social status needs payroll advice. Company loaded founder expense is EUR 10,150/month before annual increases; no dividends or unpaid substitute shifts are assumed.

Monthly assumption	EUR
Housing	€1,900
Food utilities	€1,000
Transport insurance	€600
Dependants debt savings	€500
Total spending	€4,000
Reliable outside income	–
Illustrative net pay	€4,340
Illustrative surplus	€340
Current income	Not supplied

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.

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Financing terms and security

No debt term sheet is secured

Financial interpretation

The EUR 3 m loan is assumed drawn before January 2027 at 6.5% annual interest, with 2% upfront fee. Twelve months principal grace is followed by 180 equal monthly principal instalments of EUR 16,667. December 2029 debt is €2,600,000; maturity extends beyond the forecast.

Basis and open evidence

No security, guarantee or covenant package is agreed. Assets and lease rights may be lender diligence subjects; their enforceability is not asserted. Loan and equity remain fixed across cases. The three-year operating horizon does not support a lender-approved DSCR, valuation or investment return; obtain longer-term debt coverage and lifecycle capex before financial close.

Term	Assumption
Equity	EUR 10 m proposed
Debt	EUR 3 m proposed
Annual interest	6.5%
Upfront arrangement	2%
Principal	180 equal months after 12 month grace
Security covenants	Unagreed
December 2029 loan	€2,600,000

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.

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Revenue forecast and capacity

Contracts consume finite sellable power

Financial interpretation

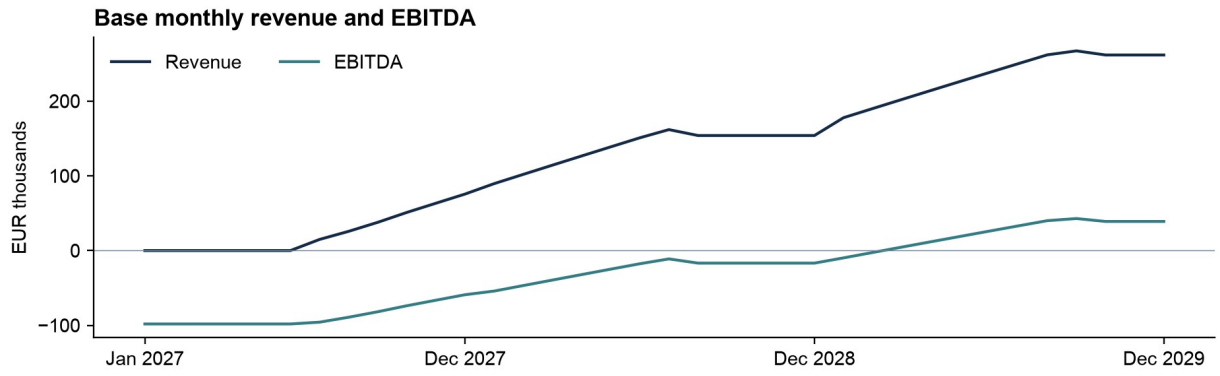
Revenue begins July 2027 Base, October Downside. Qualified block opportunities ×conversion are capped by installation throughput and remaining power. Fractional blocks express an expected portfolio, not executed contracts. Average opening and closing blocks are billed for recurring revenue; installation is recognised on accepted new blocks.

Basis and open evidence

Base offers EUR 2,500/block/month plus EUR 3,000 setup,2% annual escalation,0.5% monthly churn. Initial 60 blocks of 10 kW become 100 in month 25. No committed block exceeds sellable inventory. SOM uses this capacity build and unmeasured funnel rather than a market-share denominator.

Output	2027	2028	2029
Colocation revenue	€187,400	€1,542,361	€2,671,853
Installation revenue	€81,000	€110,922	€140,567
Net revenue	**€268,400**	**€1,653,283**	**€2,812,420**
Closing blocks	26.7	60.0	100.0
Closing committed kW	267	600	1000
Closing paid FTE	9	9	9

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.

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Costs and projected profit

Margin is exposed to power and fixed payroll

Financial interpretation

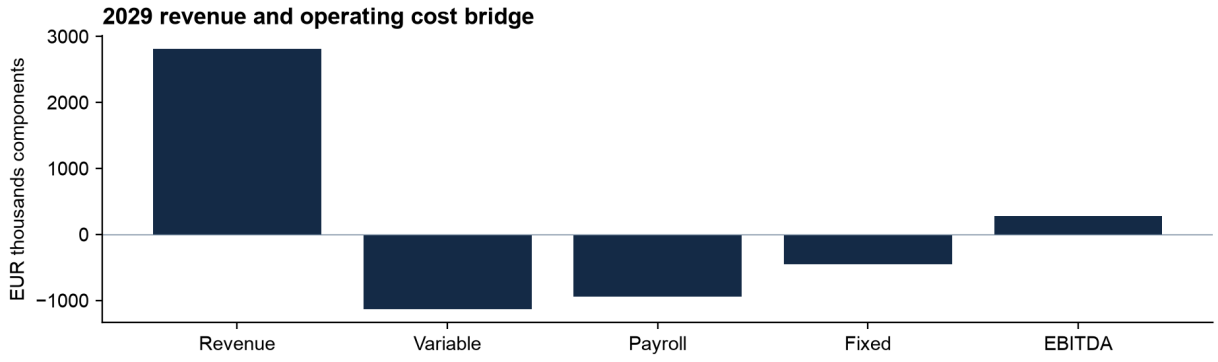
Base EBITDA is (€1,055,462), (€310,427), €281,423. Energy/upkeep per block is built from committed kW, draw, hours, PUE, tariff and maintenance. EUR 1,000 Base variable cost has no quoted tariff support. Fixed idle power and maintenance is separate.

Basis and open evidence

Eight paid roles start in month one. A ninth role joins in month seven. Employer loading of 45% and annual cost growth of 3% are assumptions. Fixed net overhead initially EUR 29,000/month plus EUR 2,500 insurance; phase two adds EUR 4,000 net before inflation. Book depreciation and interest keep net results negative despite later positive EBITDA.

Cost or result	2027	2028	2029
Energy variable upkeep	€74,962	€623,012	€1,089,832
Installation delivery	€27,000	€37,337	€47,779
Founder payroll	€121,800	€125,454	€129,218
Other payroll	€722,100	€788,568	€812,225
Fixed eligible overhead	€348,000	€358,440	€420,116
Insurance	€30,000	€30,900	€31,827
EBITDA	**(€1,055,462)**	**(€310,427)**	**€281,423**
Net profit	**(€1,850,462)**	**(€1,099,469)**	**(€794,619)**

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.

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Profit and loss forecast

All figures exclude VAT

Financial interpretation

The table uses model-results version 1.0 for calendar 2027–2029. Ten-year zero-residual straight-line book life is an aggregate component proxy; expansion depreciation starts month 25. Customer servers are excluded. Principal and capex are cash items and are not expensed a second time.

Basis and open evidence

French normal tax 25% is applied after simplified same-trade losses, with tax depreciation equal to book depreciation and no deferred tax asset. Component eligibility, French loss-utilisation limits and statutory payment timing need adviser review. All cases remain in losses over this horizon, so no tax-driven profitability is manufactured.

Profit and loss	2027	2028	2029
Colocation revenue	€187,400	€1,542,361	€2,671,853
Installation revenue	€81,000	€110,922	€140,567
Net revenue	**€268,400**	**€1,653,283**	**€2,812,420**
Energy variable upkeep	€74,962	€623,012	€1,089,832
Installation delivery	€27,000	€37,337	€47,779
Gross profit	**€166,438**	**€992,935**	**€1,674,809**
Founder payroll	€121,800	€125,454	€129,218
Other payroll	€722,100	€788,568	€812,225
Fixed overhead	€348,000	€358,440	€420,116
Insurance	€30,000	€30,900	€31,827
EBITDA	**(€1,055,462)**	**(€310,427)**	**€281,423**
Depreciation	€600,000	€600,000	€900,000
Interest	€195,000	€189,042	€176,042
Income tax	–	–	–
Net profit	**(€1,850,462)**	**(€1,099,469)**	**(€794,619)**

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.

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Cash flow and financial position

VAT recovery is a liquidity assumption

Financial interpretation

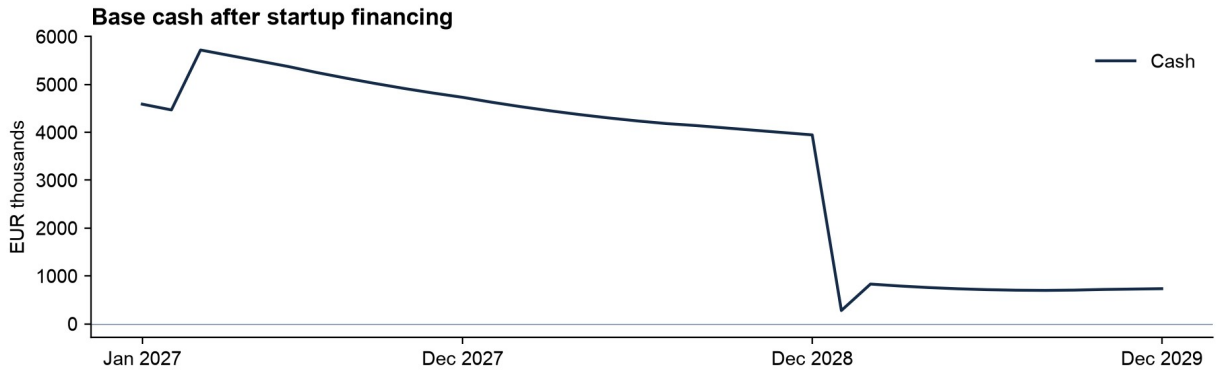
Opening cash is €4,708,000. Base closing cash is €4,730,272, €3,945,755, €733,463. Minimum monthly cash is €277,374. Downside minimum is (€3,017,302). Negative cash exposes unfunded commitments rather than an automatic debt draw.

Basis and open evidence

Invoices are collected after one month Base and two months Downside. VAT accrues on domestic invoices and eligible costs; positive prior VAT is paid next month. Negative VAT carries as an asset until the first assumed refund month, then prior credits are refunded monthly. Refund approval and future filing schedules are unverified. Payroll, capex, interest and principal all roll through cash explicitly.

Cash item	2027	2028	2029
Customer receipts inclVAT	€231,340	€1,889,978	€3,245,613
Operating payments inclVAT	€569,955	€1,253,446	€1,901,100
Payroll paid	€843,900	€914,022	€941,443
Capex paid inclVAT	–	–	€3,600,000
Interest	€195,000	€189,042	€176,042
Principal	–	€200,000	€200,000
Net VAT settlement	(€1,399,786)	€117,985	(€360,680)
Income tax paid	–	–	–
Net cash change	€22,272	(€784,517)	(€3,212,292)
Closing cash	**€4,730,272**	**€3,945,755**	**€733,463**

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.

Cash flow forecast months one to six

Monthly cash movements retain continuous roll-forward

Financial interpretation

Positive payment rows are outflows; a negative net VAT settlement is a refund. Net cash change subtracts payment rows from receipts. Opening cash plus net change equals closing cash; this table is rounded but the full-precision workbook reconciles.

Basis and open evidence

Preopening uses are already deducted from opening cash. No new operating equity or borrowings are inserted. The workbook includes all 36 months and all three live cases. Tax timing is a planning simplification and is subject to actual eligibility and statutory returns.

EUR	2027-01	2027-02	2027-03	2027-04	2027-05	2027-06
Opening cash	€4,708,000	€4,587,750	€4,467,500	€5,718,850	€5,604,400	€5,489,950
Receipts inclVAT	–	–	–	–	–	–
Operating payments	€37,300	€37,300	€37,300	€37,300	€37,300	€37,300
Payroll	€66,700	€66,700	€66,700	€66,700	€66,700	€66,700
Capex inclVAT	–	–	–	–	–	–
Interest	€16,250	€16,250	€16,250	€16,250	€16,250	€16,250
Principal	–	–	–	–	–	–
Net VAT paid	–	–	(€1,371,600)	(€5,800)	(€5,800)	(€5,800)
Income tax paid	–	–	–	–	–	–
Net cash change	(€120,250)	(€120,250)	€1,251,350	(€114,450)	(€114,450)	(€114,450)
Closing cash	**€4,587,750**	**€4,467,500**	**€5,718,850**	**€5,604,400**	**€5,489,950**	**€5,375,500**

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.

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Cash flow forecast months seven to twelve

Monthly cash movements retain continuous roll-forward

Financial interpretation

Positive payment rows are outflows; a negative net VAT settlement is a refund. Net cash change subtracts payment rows from receipts. Opening cash plus net change equals closing cash; this table is rounded but the full-precision workbook reconciles.

Basis and open evidence

Preopening uses are already deducted from opening cash. No new operating equity or borrowings are inserted. The workbook includes all 36 months and all three live cases. Tax timing is a planning simplification and is subject to actual eligibility and statutory returns.

EUR	2027-07	2027-08	2027-09	2027-10	2027-11	2027-12
Opening cash	€5,375,500	€5,247,500	€5,130,335	€5,019,205	€4,914,833	€4,818,842
Receipts inclVAT	–	€17,850	€30,874	€45,341	€61,246	€76,029
Operating payments	€43,600	€48,690	€54,357	€60,599	€66,512	€72,397
Payroll	€73,950	€73,950	€73,950	€73,950	€73,950	€73,950
Capex inclVAT	–	–	–	–	–	–
Interest	€16,250	€16,250	€16,250	€16,250	€16,250	€16,250
Principal	–	–	–	–	–	–
Net VAT paid	(€5,800)	(€3,875)	(€2,553)	(€1,086)	€524	€2,003
Income tax paid	–	–	–	–	–	–
Net cash change	(€128,000)	(€117,165)	(€111,130)	(€104,371)	(€95,991)	(€88,570)
Closing cash	**€5,247,500**	**€5,130,335**	**€5,019,205**	**€4,914,833**	**€4,818,842**	**€4,730,272**

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.

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Financial position summary

Closing stocks are not annual flow totals

Financial interpretation

Assets include cash, receivables including VAT, depreciated facility assets, deposit and unrecovered VAT credits. Debt, VAT and income tax payable form liabilities. Proposed share capital is EUR 10 m; retained earnings include startup expenses and fee before operations.

Basis and open evidence

All 36 monthly balance sheets and cash roll-forwards reconcile in each case without a plug. Negative cash in Downside is displayed as a funding deficit and must be resolved before obligations are authorised. Deferred tax, asset revaluation and speculative business value are excluded.

December closing	2027	2028	2029
Cash	€4,730,272	€3,945,755	€733,463
Receivables inclVAT	€90,739	€184,702	€313,993
Fixed assets net	€5,400,000	€4,800,000	€6,900,000
Deposit	€72,000	€72,000	€72,000
Total assets incl VAT credit	**€10,293,011**	**€9,002,456**	**€8,019,455**
Loan	€3,000,000	€2,800,000	€2,600,000
Net VAT payable or credit	€3,474	€12,387	€24,005
Income tax payable	–	–	–
Total liabilities	**€3,003,474**	**€2,812,387**	**€2,624,005**
Share capital	€10,000,000	€10,000,000	€10,000,000
Retained earnings	(€2,710,462)	(€3,809,931)	(€4,604,550)
Liabilities and equity	**€10,293,011**	**€9,002,456**	**€8,019,455**
Balance difference	0.00	0.00	0.00

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.

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Break even and scenarios

Positive EBITDA does not repay the project

Financial interpretation

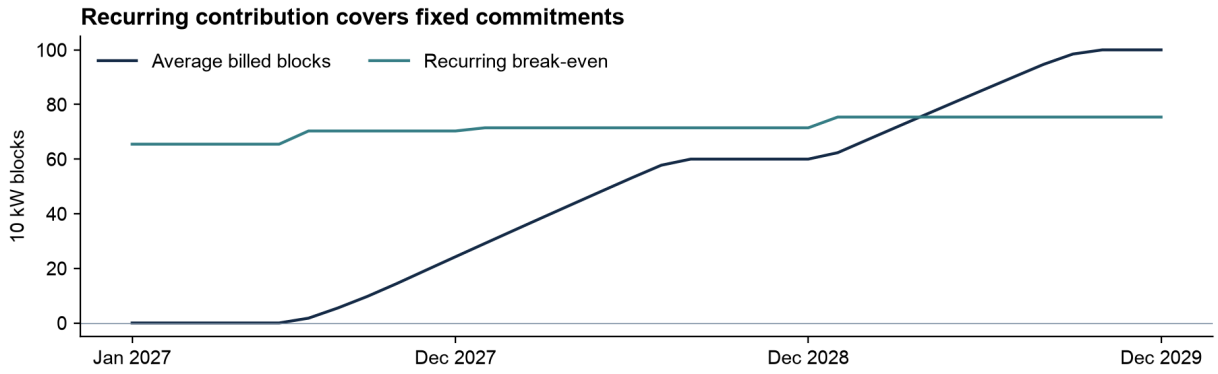
December 2029 recurring break-even is 75.4 fully billed blocks (754 kW). It divides fixed payroll/overhead by recurring contribution and excludes installation, capex, debt principal, interest and tax. Base monthly EBITDA first becomes nonnegative in month 27.

Basis and open evidence

Downside sells later at EUR 2,300 with 15% conversion,1.2% churn, higher tariff/PUE and 15% capex uplift; staff and expansion persist. Upside EUR 2,700,30% conversion and 0.3% churn. Live workbook cases recalculate; these captured Word snapshots become stale after edits and require full regeneration.

Captured case	Minimum cash	Funding gap	2029 net result
Base	€277,374	–	(€794,619)
Downside	(€3,017,302)	€3,017,302	(€2,038,799)
Upside	€691,693	–	(€391,421)

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.

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Model guide and completion

Retained code supports an auditable refresh

Financial interpretation

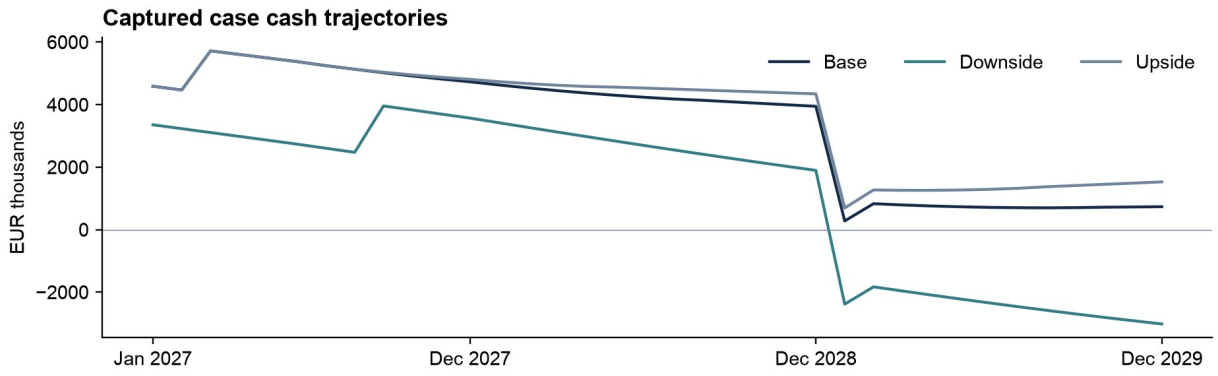
Edit blue Inputs and selectorF 5: 1 Base 2 Downside 3 Upside. Monthly is active; Base Downside Upside reuse identical live mechanics. Rows 74–82 build sellable capacity and asset costs; 84–88 build energy; 89 controls first refund; 90–93 staffing and coverage. Summary links completed monthly schedules and contains native range-backed charts.

Basis and open evidence

The workbook was rebuilt using reference-inspired data-centre capacity and power schedules; no import is claimed. Independent JavaScript checks all 36 months/all cases. Disposable bundled LibreOffice tests mutate tariff, PUE, load, physical capacity, staffing and VAT recovery. No desktop Excel test is claimed. Before financial close obtain a construction-period cash schedule, extended lifecycle debt coverage, detailed engineering, lawful shift cover, quotes and financing.

Completion item	State
Version horizon	1.0 EUR Jan 2027–Dec 2029
Financials	Linked P&L cash balance sheet
Cases	Live formulas fixed funding
Evidence	Primary context; commercial assumptions open
Engineering	Uncertified budget and power design
Native verification	Bundled LibreOffice disposable tests
Refresh	Code results visuals and Word together

Source model-results.json v 1.0 EUR calendar 2027–2029; rounded captured results.



Source verified model-results.json v 1.0; EUR calendar 2027–2029 captured 3 October 2026. Refresh after input edits.